



# Cherry Trees

Flat 5, Kitelands Road, Biggleswade,  
Bedfordshire, SG18 8NX

£995 pcm

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This 2 bedroom First Floor Apartment is situated along Kitelands Road in Biggleswade. The property offers secure entrance, open plan lounge/kitchen/diner, 2 bedrooms, family bathroom and off road parking for 2 cars. Available late August. EPC rating C. Council Tax Band B. Holding Fee £229.62. Deposit £1,148.08.

- Two Bedrooms
- Family Bathroom
- Council Tax Band B
- EPC Rating C
- Holding Fee £225.00
- Deposit £1,125.00

#### Entrance Hall

Radiator. Intercom system. Fuse box. Built-in storage cupboard with hanging rail and shelving.

#### Kitchen/Lounge/Diner

24' 7" narrowing to 14' 10" x 16' 1" narrowing to 7' 11" (7.49m x 4.90m)

Lounge/Diner Area:-

Upvc double glazed window to rear aspect. 2 radiators.

Kitchen Area:-

Modern fitted kitchen with eye and base level units with roll top work surfaces over. Electric hob with stainless steel extractor over. Built-in electric oven. Sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Wall mounted gas fired combi boiler.

#### Bedroom One

16' 1" x 10' 0" (4.90m x 3.05m)

Upvc double glazed window to front aspect.

Radiator. Built-in wardrobe.

#### Bedroom Two

11' 11" narrowing to 9' 4" x 7' 0" (3.63m x 2.13m)

Upvc double glazed window to side aspect.

Radiator.

#### Family Bathroom

Modern white 3 piece suite comprising of panelled bath with shower attachment over, ceramic tiled splash back and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back. Inset spot lights. Vinyl flooring. Radiator. Upvc double glazed frosted window to rear aspect.

#### Outside

#### Parking

Off road parking for 2 cars.



## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Viewing by appointment only

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